

085.0

0004

0024.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

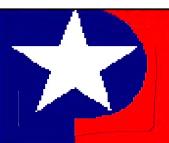
793,900 / 793,900

USE VALUE:

793,900 / 793,900

ASSESSED:

793,900 / 793,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ELDER TERR, ARLINGTON

OWNERSHIP

Owner 1:	SILVERMAN MATTHEW D	Unit #:	
Owner 2:	ROYER ELIZA KATE		
Owner 3:			

Street 1: 12 ELDER TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	FOLKERS JUSTIN P -
Owner 2:	-

Street 1: 12 ELDER TERRACE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 4,993 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Asbestos Exterior and 1539 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4993		Sq. Ft.	Site		0	70.	1.14	6									398,854						398,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							53710
							GIS Ref
							GIS Ref
							Insp Date
							04/27/09

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,000	2400	4,993.	398,900	794,300	794,300	Year End Roll	12/18/2019
2019	101	FV	315,000	2700	4,993.	393,200	710,900	710,900	Year End Roll	1/3/2019
2018	101	FV	315,000	2700	4,993.	302,000	619,700	619,700	Year End Roll	12/20/2017
2017	101	FV	315,000	2700	4,993.	284,900	602,600	602,600	Year End Roll	1/3/2017
2016	101	FV	315,000	2700	4,993.	262,100	579,800	579,800	Year End	1/4/2016
2015	101	FV	293,200	2900	4,993.	245,000	541,100	541,100	Year End Roll	12/11/2014
2014	101	FV	293,200	2900	4,993.	225,600	521,700	521,700	Year End Roll	12/16/2013
2013	101	FV	293,200	2900	4,993.	225,600	521,700	521,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLKERS JUSTIN	70477-104		1/5/2018		725,000	No	No		
SCHILT SCOTT W	49201-59		3/29/2007		549,100	No	No		
WRIGHT NANCY K/	32017-15		11/10/2000		418,000	No	No	4	
WHITE EDITH	25027-498		11/30/1994		142,000	No	No	Y	

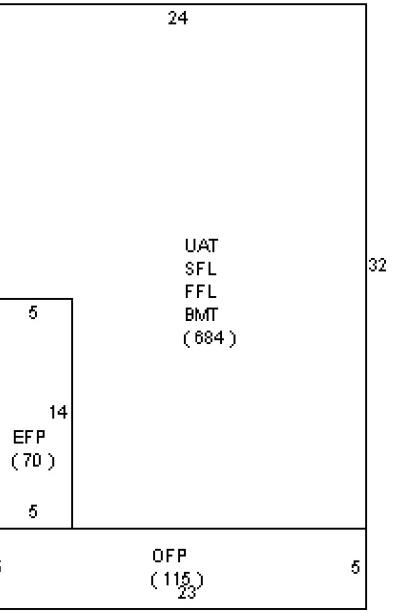
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2020	822	Det. Gar	42,000	C				
11/5/1996	575		1,000					FINISH WORK/DORMER
12/11/1995	174		9,500					22 FT SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2019	SQ Returned	JO	Jenny O
4/27/2009	Inspected	189	PATRIOT
12/3/2008	MLS	MM	Mary M
5/16/2007	MLS	HC	Helen Chinal
4/11/2001	MLS	MM	Mary M
1/13/2000	Measured	276	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	15 - Old Style			Full Bath:	1	Rating:	Very Good									24			
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:										18			
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good												
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	5 - Asbestos			A HBth:		Rating:													
Sec Wall:	1 - Wood Shingl	5%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	GREEN			A Kits:		Rating:													
View / Desir:				Fpl:		Rating:													
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C+ - Average (+)			CONDOS INFORMATION															
Year Blt:	1890	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	7	4	M						
Sec Int Wall:		%		Economic:				Additions:											
Partition:	T - Typical			Special:				Kitchen:											
Prim Floors:	3 - Hardwood			Override:				Baths:											
Sec Floors:	2 - Softwood	40	%	Total:	4.6			Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	130.00			Heating:											
Bsmnt Gar:				Size Adj.:	1.35000002			General:											
Electric:	3 - Typical			Const Adj.:	0.94863284														
Insulation:	2 - Typical			Adj \$ / SQ:	166.485														
Int vs Ext:				Other Features:	82500														
Heat Fuel:	2 - Gas			Grade Factor:	1.10														
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100			LUC Factor:	1.00														
Solar HW:	NO			Adj Total:	411500														
% Com Wall:				Depreciation:	18929														
				Depreciated Total:	392571														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 085.0-0004-0024.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc
3	Garage	D	Y	1	18X17	F	PR	1970	20.85	T	62.7	101			2,400		2,400		
More: N				Total Yard Items:				2,400	Total Special Features:								Total:	2,400	